175.0	0005	0016.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	739,700	/	739,700
USE VALUE:	739,700	/	739,700
ASSESSED:	739,700	/	739,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLSEN JASON DOUGLAS /SARAH
Owner 2:	
Owner 3:	
Street 1:	49 RUBLEE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARMSTRONG FAYE -
Owner 2:	-
Street 1:	49 RUBLEE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1963, having primarily Vinyl Exterior and 1572 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6820.000	302,000	500	437,200	739,700
Total Card	0.157	302,000	500	437,200	739,700
Total Parcel	0.157	302,000	500	437,200	739,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.55 | /Parcel: 470.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0005-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	302,000	500	6,820.	437,200	739,700		Year end	12/23/2021
2021	101	FV	292,200	500	6,820.	437,200	729,900		Year End Roll	12/10/2020
2020	101	FV	253,100	500	6,820.	437,200	690,800	690,800	Year End Roll	12/18/2019
2019	101	FV	209,200	600	6,820.	431,000	640,800	640,800	Year End Roll	1/3/2019
2018	101	FV	209,200	600	6,820.	331,000	540,800	540,800	Year End Roll	12/20/2017
2017	101	FV	209,200	600	6,820.	312,300	522,100	522,100	Year End Roll	1/3/2017
2016	101	FV	209,200	600	6,820.	287,300	497,100	497,100	Year End	1/4/2016
2015	101	FV	199,100	600	6,820.	268,600	468,300	468,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13681

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARMSTRONG FAYE	49320-430		4/20/2007		465,000	No	No		
BENNETT JOHN/ET	24587-408		6/2/1994		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	939	Renovate	70,000	O				
10/7/2011	1259	Re-Roof	6,900					
8/16/1994	426	Wood Dec	3,500					14X20 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2020	Permit Visit	DGM	D Mann
6/29/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	MLS	MM	Mary M
10/23/2008	Meas/Inspect	345	PATRIOT
7/22/2007	MLS	HC	Helen Chinal
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6820		Sq. Ft.	Site		0	70.	0.92	6									437,222						437,200	

USER DEFINED

Prior Id # 1:	117590
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 117590
GIS Ref:
GIS Ref:
Insp Date: 06/29/18

!13681!

PRINT: Date 12/30/21 Time 17:32:25

LAST REV: Date 10/06/20 Time 11:28:19 danam

Patriot Properties Inc.

Total AC/HA:	0.15657	Total SF/SM:	6820	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,222	Spl Credit		Total:	437,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:			
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.31793892
Const Adj.:	1.00589120
Adj $ / SQ:	145.827
Other Features:	103352
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370987
Depreciation:	69004
Depreciated Total:	301984

COMMENTS

OF=LAUNDRY SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

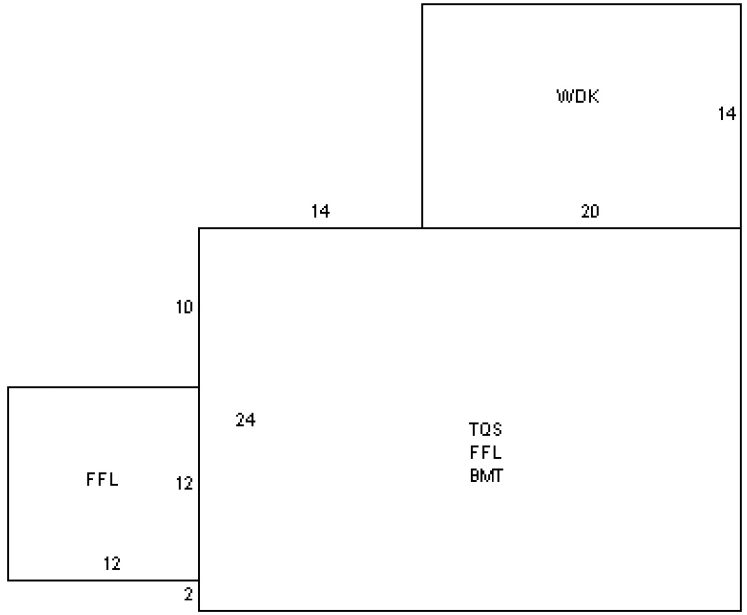
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.83
Special Features:	0	Val/Su Net:	113.19
Final Total:	302000	Val/Su SzAd	192.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	145.830	139,994
BMT	Basement	816	43.750	35,699
TQS	3/4 Story	612	145.830	89,246
WDK	Deck	280	9.630	2,696

Net Sketched Area:	2,668			Total:	267,635
Size Ad	1572	Gross Area	2872	FinArea	1572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0005-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	A	FR	1970	3.59	T	49	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500